

BK 4901 PG 330

36-28

RELEASE DEED

010291

KNOW ALL PERSONS BY THESE PRESENTS, THAT BERTRAM C.

TACKEFF, whose mailing address is 303 Goddard Avenue, Brookline, Massachusetts  
02146, holder of a Mortgage Deed, Lease Assignment and Security Agreement

("Mortgage") dated April 14, 1993 and recorded in the Kennebec County Registry of  
Deeds in Book 4369, Page 134 from R. E. MANAGEMENT, INC., whose mailing  
address is 169 Park Row, Brunswick, Maine 04011, does hereby RELEASE to R. E.

MANAGEMENT, INC., its successors and assigns, the real property, together with any  
improvements thereon, located in Waterville, Maine and more particularly described in

Exhibit A to the Mortgage <sup>and this Release Deed</sup> and the following: *see*

1. All plumbing, heating, lighting, refrigerating, ventilating and air conditioning apparatus and equipment, garbage incinerators and receptacles, elevators and elevator machinery, boilers, tanks, motors, sprinkler and fire extinguishing systems, doorbell and alarm systems, screens, awnings, screen doors, storm and other detachable windows and doors, mantles, built-in cases, and other equipment, machinery, furnishings, personal property and fixtures now or hereafter affixed to the above described premises, placed upon or used thereon or in connection therewith, and which may now be owned or may be hereafter owned by Grantor, as well as any replacements, additions, substitutions and accessions of or to the same, all of which are covered by said Mortgage, and whether or not such property is subject to prior conditional sales agreements, security agreements, materials, supplies and all other tangible personal property used or usable in the construction of buildings or other improvements on the premises.

2. All rents, profits, revenues, royalties, bonuses, rights, and benefits under any and all leases or tenancies now existing or hereafter created on or with respect to the real property described in the Mortgage or any part thereof.

The aforesaid Mortgage shall otherwise remain in full force and effect as to the proceeds of any disposition of the above released security and to all other security described therein.

WITNESS my hand and seal this 30 day of the month of May, 1995.

Signed, Sealed and Delivered  
in the Presence of

Alice R. Bucca

Bertram C. Tackeff  
Bertram C. Tackeff

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

May 30, 1995

Then personally appeared the above named Bertram C. Tackeff and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]  
Notary Public/Attorney at Law—

SUSAN van VOLLENHOVEN

NOTARY PUBLIC

Typed or Printed Name

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A certain lot or parcel of land with the buildings thereon, situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Starting at a granite bound on the easterly boundary of Airport Road, said granite being six hundred seven (607) feet, more or less, southerly of the south boundary of Kennedy Memorial Drive; thence deflecting easterly  $81^{\circ} 50'$  on a bearing of  $S 53^{\circ} 20' E$  three hundred forty-seven (347) feet to a granite bound, said bound being the westerly corner of land to be conveyed by the Grantor; thence continuing in the same course one hundred seventy-three and forty-five hundredths (173.45) feet to a point; thence  $N 28^{\circ} 30' E$  on a line parallel with Airport Road, four hundred one and seven tenths (401.7) feet to an iron pin on the easterly boundary of land now or formerly of Talma, Inc.; thence  $S 52^{\circ} 59' W$ , four hundred fourteen and twenty-nine hundredths (414.29) feet to the point of beginning.

Meaning and intending to convey a triangular parcel of land totalling 0.79 acres abutting the southerly portion of the easterly boundary of land of the Grantor.

Also another certain lot or parcel of land, with the buildings thereon, situated in the City of Waterville, bounded and described as follows:

Beginning at an iron pin in the southerly line of Kennedy Memorial Drive at the northwesterly corner of land now or formerly of Waterville City Motel, Inc., said iron pin marking the northeasterly corner of the herein described parcel; thence southwesterly in the westerly line of said Waterville City Motel and an extension thereof, a distance of seven hundred thirty-one and seventy-six hundredths (731.76) feet to a granite monument marking a corner of the property of the City of Waterville; thence northwesterly in the northerly line of said City of Waterville property a distance of forty-three and eight tenths (43.8) feet to an iron pin at the southeasterly corner of land now or formerly leased and occupied by James P. Barnett; thence northeasterly in said Barnett's easterly line a distance of six hundred fifty and six hundredths (650.06) feet to an iron pin in the southerly line of said Kennedy Memorial Drive; thence easterly in the southerly line of said Kennedy Memorial Drive a distance of three hundred sixty-seven and one hundredths (367.01) feet to the iron pin at the point of beginning. The westerly line of the above-described parcel is parallel to and three hundred (300) feet easterly of the easterly line of the Airport Road, so-called.

The above-referenced property is subject to the following:

1. Easement for construction and maintenance of sewer line and restriction relative thereto, more fully described in deed from the Inhabitants of the Municipality of Waterville to Waterville Sewerage District dated September 20, 1972 and recorded in the Kennebec County Registry of Deeds in Book 1598, Page 762.
2. Rights reserved, covenants, agreements and restrictions set forth in deed from the Inhabitants of the Municipality of Waterville to Talma, Inc. dated September 1, 1977 and recorded in said Registry of Deeds in Book 2039, Page 65.
3. Memorandum of Lease by and between Bertram C. Tackeff as Landlord and Brunswick Hardware, Inc. as Tenant dated July 23, 1982 and recorded in said Registry of Deeds in Book 2606, Page 299.

Meaning and intending to convey the same premises described in deed of R.E. Management, Inc. to Monakar Limited Liability Company to be recorded in the Kennebec County Registry of Deeds.

95 JUN -1 AM 9:00

ATTEST: *Theresa B. Mason*  
REGISTER OF DEEDS